

041.0

0006

0011.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

553,400 / 553,400

USE VALUE:

553,400 / 553,400

ASSESSED:

553,400 / 553,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		RIVER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: 86 RIVER STREET AUTO LLC	
Owner 2:	
Owner 3:	

Street 1: 4 EMERALD ST	
Street 2:	

Twn/City: WAKEFIELD	
St/Prov: MA	Cntry:
Postal: 01880	Type:

PREVIOUS OWNER	
Owner 1: FINOCHETTI JOHN V -	
Owner 2: -	
Street 1: 86 RIVER STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains 7,030 Sq. Ft. of land mainly classified as Service St. with a Service Stat Building built about 1965, having primarily Brick Exterior and Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LUC	Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
334	Service St.	7030		Sq. Ft.	Site		0	30.5	2.56	CA									548,664						548,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							28641
							GIS Ref
							GIS Ref
							Insp Date
							06/23/20

Parcel ID	041.0-0006-0011.0
Source:	Market Adj Cost
Total Value per SQ unit /Card:	N/A
/Parcel:	N/A
Land Unit Type:	

PREVIOUS ASSESSMENT									Parcel ID	041.0-0006-0011.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	334	FV	97,600	2900	7,030.	539,700	640,200	640,200	Year End Roll	12/18/2019
2019	334	FV	86,700	63900	7,030.	503,700	654,300	654,300	Year End Roll	1/3/2019
2018	334	FV	86,700	63900	7,030.	449,700	600,300	600,300	Year End Roll	12/20/2017
2017	334	FV	86,700	63900	7,030.	395,800	546,400	546,400	Year End Roll	1/3/2017
2016	334	FV	86,700	63900	7,030.	296,800	447,400	447,400	Year End	1/4/2016
2015	334	FV	68,800	65800	7,030.	269,800	404,400	404,400	Year End Roll	12/11/2014
2014	334	FV	68,800	65800	7,030.	269,800	404,400	404,400	Year End Roll	12/16/2013
2013	334	FV	68,800	65800	7,030.	269,800	404,400	404,400		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
FINOCHETTI JOHN	73574-423	1	11/1/2019	Change>Sale	807,541	No	No	TEARDOWN
	19852-288		5/1/1989		400,000	No	No	Y

BUILDING PERMITS										ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name			
10/31/2019	1768	Addition	350,000	O				emo & addition see		6/23/2020	Meas/Inspect	DGM	D Mann			
8/16/1994	425	Manual	1,500					SIGN		1/23/2020	SQ Mailed	JO	Jenny O			
										11/7/2018	MEAS&NOTICE	HS	Hanne S			
										3/19/2009	Meas/Inspect	197	PATRIOT			
										5/3/2000	Meas/Inspect	197	PATRIOT			
										5/2/1997		PM	Peter M			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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**USER DEFINED**

Prior Id # 1:	28641
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	18:43:20
LAST REV	
Date	Time
10/19/20	11:57:15
apro	
3483	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	75 - Service Stat			Full Bath:	Rating:			FINOCHETTI'S AUTO.										
Sty Ht:	1 - 1 Story			A Bath:	Rating:													
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:												
Foundation:	6 - Slab			A 3QBth:	Rating:													
Frame:	2 - Steel			1/2 Bath:	1	Rating: Average												
Prime Wall:	7 - Brick			A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct:	4 - Flat			OTHER FEATURES														
Roof Cover:	4 - Tar & Gravel			Kits:	Rating:			1st Res Grid Desc: Line 1 # Units:										
Color:				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl:	Rating:			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade:	C+ - Average (+)			CONDOS INFORMATION				Lvl 2										
Year Blt:	1965	Eff Yr Blt:							Lvl 1									
Alt LUC:								Lower										
Jurisdict:								Totals RM: 0 BR: 0 Baths: HB 1										
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL:	14			Phys Cond:	AV - Average	35. %		Exterior:				No Unit	RMS	BRS	FL			
Prim Int Wall:	5 - Minimal			Functional:				Interior:										
Sec Int Wall:				Economic:				Additions:										
Partition:	T - Typical			Special:				Kitchen:										
Prim Floors:	12 - Concrete			Override:				Baths:										
Sec Floors:				Total:	35 %		Plumbing:											
Bsmnt Flr:				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 105.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.00000000				General:										
Electric:	3 - Typical			Const Adj.: 0.99720263				Totals										
Insulation:	2 - Typical			Adj \$ / SQ: 104.706				0										
Int vs Ext:	S			Other Features: 2500														
Heat Fuel:	1 - Oil			Grade Factor: 1.10														
Heat Type:	1 - Forced H/Air			NBHD Inf: 1.00000000														
# Heat Sys:	1				NBHD Mod:													
% Heated:	100				LUC Factor: 1.00													
Solar HW:	NO				Adj Total: 2750													
% Com Wall:				Depreciation: 963														
				Depreciated Total: 1788														
MOBILE HOME				Make:				Serial #:				Year:	Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 041.0-0006-0011.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
77	Lite-Single	D	Y	21	A	AV	1980		500.00	T	31.2	334			700		700	
78	Lite-Double	D	Y	11	A	AV	1980		700.00	T	31.2	334			500		500	
84	Sign-Illum	D	Y	125	A	AV	1980		100.00	T	31.2	334			1,700		1,700	
More: N	Total Yard Items:			2,900	Total Special Features:						Total:	2,900			IMAGE			
AssessPro Patriot Properties, Inc																		
																		